A The existing view from KOP 2.

B The same view showing a photo simulation of the proposed project.

Magnolia Power Project	**FIGURE 5.13-4** **Key Observation Point 2**	March 2001

VISUAL ANALYSIS DATA SHEET

KEY OBSERVATION POINT DESCRIPTION

KEY OBSERVATION POINT NO.
2
PROJECT COMPONENT
Power Plant
LOCATION
Howard Court (near Viewcrest). Residential Area Viewing South.
ANALYST
Andrew G. Merriam
DATE
02/21/01

VISUAL QUALITY

	Low	Panoramic views across the urbanized San Fernando Valley - City of Burbank fore and middle-ground. The context is urban with tree-lined residential in the foreground and the downtown area middle-ground, industrial area just behind downtown.
X	Moderate	
	High	

VISUAL ABSORPTION CAPABILITY

Slope: Low - Valley floor is flat - no natural obstructions to the view.

Surface Cover: High - The adjacent area is urbanized with many buildings of similar architectural mass.

Reclamation Potential: Moderate - New structures can be painted to blend with existing urban character.

VIEWER SENSITIVITY

Viewer sensitivity from this neighborhood is high from residences. The view from the street is extremely limited. Viewer sensitivity is classified as High.

VIEWER EXPOSURE

Visibility: Low - due to adjacent structure.	**Duration of View:** Extended.
Distance From Project: 2.14 miles	**Overall Viewer Exposure:** Low - due to distance from project.
Number of Viewers: 40+ residences.	

VISUAL IMPACT SUSCEPTIBILITY

	Low	The high visual absorption capacity of the adjacent urbanization and relative distance is offset by the high viewer sensitivity and long exposure. The visual impact susceptibility moderate.
X	Moderate	
	High	

(over)

Key Viewpoint No. 2
(continued)

VISUAL CONTRAST RATING

CHARACTERISTIC LANDSCAPE DESCRIPTION

	LAND/WATER BODY	VEGETATION	STRUCTURES
FORM	Well defined on a clear day.	Minimal in affected area (urban landscape).	Pervasive - dominant on valley floor.
LINE	Angular on horizon. Angular foreground.	Indistinct.	Angular in urban area.
COLOR	Green or golden, muted by haze or smog.	Green	Tans, whites, creams, dark windows.
TEXTURE	Angular / foreground and background.	Indistinct.	Varied.

PROPOSED ACTIVITY DESCRIPTION

	LAND/WATER BODY	VEGETATION	STRUCTURES
FORM	Indistinct.	Same.	Multiple - retalinear.
LINE	Flat.	Indistinct.	Angular to indistinct.
COLOR	Not visible.	Varied greens.	Same as above.
TEXTURE	Not visible.	Indistinct.	Same as above.

DEGREE OF CONTRAST

	LAND/WATER BODY				VEGETATION				STRUCTURES			
	NONE	LOW	MODERATE	HIGH	NONE	LOW	MODERATE	HIGH	NONE	LOW	MODERATE	HIGH
FORM	✓				✓					✓ Stack		
LINE	✓				✓				✓	✓ Plume		
COLOR	✓				✓				✓		✓	
TEXTURE	✓				✓				✓			

TERM: (Long) Short

CONTRAST SUMMARY: None (Low) Moderate High

PROJECT DOMINANCE

Subordinate ✓ Co-Dominant Dominant

VIEW IMPAIRMENT

None ✓ Low Moderate High

VISUAL IMPACT SEVERITY

Low ✓ Moderate High

A The existing view from KOP 3.

B The same view showing a photo simulation of the proposed project.

Magnolia Power Project	**FIGURE 5.13-5** **Key Observation Point 3**	March 2001

VISUAL ANALYSIS DATA SHEET

KEY OBSERVATION POINT DESCRIPTION

KEY OBSERVATION POINT NO.
3
PROJECT COMPONENT
Power Plant
LOCATION
Victory Boulevard at Cypress. Industrial Area Viewing South East.
ANALYST
Andrew G. Merriam
DATE
02/21/01

VISUAL QUALITY

X	**Low**	Limited glimpsed views, frequently obscured by nearby structures, large signs and adjacent street trees. The whole area is urbanized with structures of varying size, age and colors.
	Moderate	
	High	

VISUAL ABSORPTION CAPABILITY

Slope: Low - Flat terrain offers no natural visual blocks.

Surface Cover: High - The adjacent area is urbanized with many buildings of similar architectural mass.

Reclamation Potential: Moderate - New structures can be painted to blend with existing urban character.

VIEWER SENSITIVITY

Viewer sensitivity is ranked as low. Most drivers are focusing on local traffic. The proposed structure, when visible, is not usually within the primary line of vision. Most people in the area are working local industries or offices.

VIEWER EXPOSURE

Visibility: Low - due to adjacent structure.

Distance From Project: Close - less than 1/4 mile.

Number of Viewers: 13,900 Vehicles - Southbound.

Duration of View: Brief for drivers.

Overall Viewer Exposure: Low - due to limited glimpses created by intervening buildings.

VISUAL IMPACT SUSCEPTIBILITY

X	**Low**	For most viewers, the addition will not be noticed since the new structure will be similar to existing structures, seen only briefly and view sensitivity is not high.
	Moderate	
	High	

Key Viewpoint No. 3
(continued)

VISUAL CONTRAST RATING

CHARACTERISTIC LANDSCAPE DESCRIPTION			
	LAND/WATER BODY	**VEGETATION**	**STRUCTURES**
FORM	Indistinct - fully urbanized area.	Minimal in affected area (urban landscape)	Pervasive and dominant.
LINE	Same as above.	Same as above.	Vertical and right angles.
COLOR	Same as above.	Same as above.	Tans, white, creams, dark windows and streets.
TEXTURE	Same as above.	Same as above.	Varied / urban.

PROPOSED ACTIVITY AREA DESCRIPTION			
	LAND/WATER BODY	**VEGETATION**	**STRUCTURES**
FORM	Same as above.	Same as above.	Same as above.
LINE	Same as above.	Same as above.	Same as above.
COLOR	Same as above.	Same as above.	Same as above.
TEXTURE	Same as above.	Same as above.	Same as above.

DEGREE OF CONTRAST

	LAND/WATER BODY				VEGETATION				STRUCTURES			
	NONE	LOW	MODERATE	HIGH	NONE	LOW	MODERATE	HIGH	NONE	LOW	MODERATE	HIGH
FORM	✓				✓					✓ Stack		
LINE	✓				✓				✓			
COLOR	✓				✓				✓			
TEXTURE	✓				✓				✓			

TERM: (Long) Short

CONTRAST SUMMARY: None (Low) Moderate High

PROJECT DOMINANCE

Subordinate ✓ Co-Dominant Dominant

VIEW IMPAIRMENT

None ✓ Low Moderate High

VISUAL IMPACT SEVERITY

Low ✓ Moderate High